

**Application No : 10/00316/CAC**

**Ward:  
Farnborough And Crofton**

**Address : 9 Park Avenue Farnborough Orpington  
BR6 8LJ**

**OS Grid Ref: E: 542819 N: 165408**

**Applicant : Mr And Mrs Voisey**

**Objections : NO**

**Description of Development:**

Demolition of existing roof (Conservation Area Consent).

Key designations:

Conservation Area: Farnborough Park  
Adj Area of Special Res. Character  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Joint application with ref. 10/00308**

**Proposal**

Conservation Area Consent is sought to demolish parts of the existing roof to accommodate first and second floor extensions (as proposed under ref. 10/00308)

**Location**

The application site comprises a detached house located within a substantial plot with the house itself set approximately 15.0m off the highway. The flank boundaries are tapered with the gap between the north eastern flank (extension side) of the dwelling and boundary widening toward the rear of the site.

The site is located within the Farnborough Park Estate which comprises a collection of large, detached dwellings, which date predominantly from the inter-war years and which are situated on substantial plots with generous separation amongst the houses. These are generally of individual designs and are constructed from a range of materials. A number of properties within the Estate have been redeveloped or extended in recent decades with the dwellings generally having expanded significantly in size.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. No representations were received specifically in respect of this Conservation Area Consent application.

### **Comments from Consultees**

Objections have been raised by the Advisory Panel for Conservation Areas in the absence of an acceptable solution as proposed under ref. 10/00308.

### **Planning Considerations**

Unitary Development Plan Policy BE12 (Demolition in Conservation Areas) is relevant to this application and should be afforded due consideration.

The Supplementary Planning Guidance for the Farnborough Park Conservation Area is also relevant to this application.

### **Planning History**

See report ref. 10/00308

### **Conclusions**

The main issue relating to the application is the effect that it would have on the character and appearance of the Farnborough Park Conservation Area, in particular whether this proposal would serve to preserve or enhance the Conservation Area.

Given the conclusions expressed in the accompanying report, ref. 10/00308, Members will need to consider whether this proposal will be acceptable in light of the desirability of the main proposal for which planning permission is sought.

Background papers referred to during production of this report comprise all correspondence on file refs: 09/01651, 09/02390, 10/00308 and 10/00316, excluding exempt information.

### **RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED**

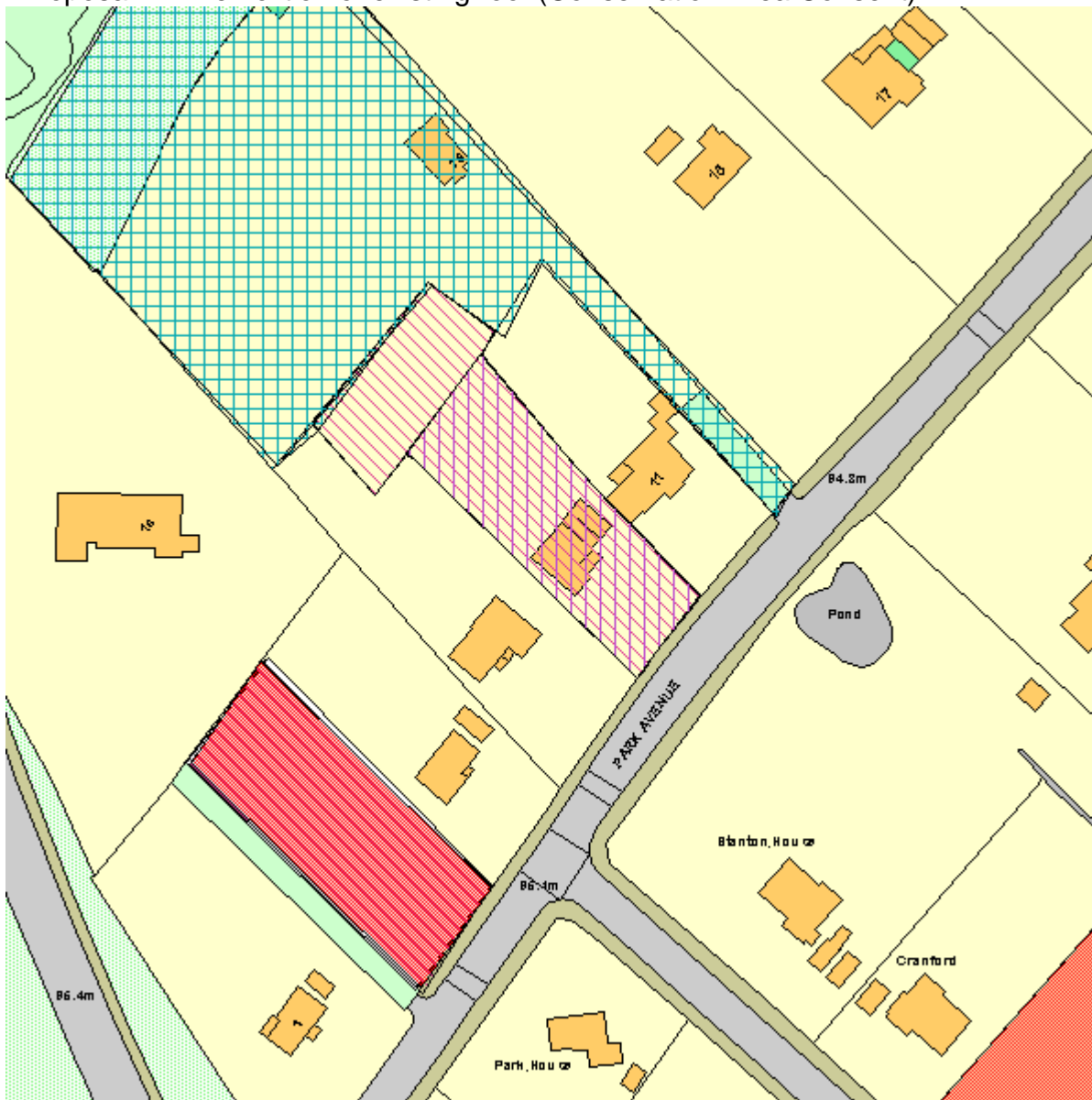
0      D00002      If Members are minded to grant planning permission the following conditions are suggested:

1      ACG01      Comm.of dev-Listed Building and Con.Area  
ACG01R      Reason G01

D00003      If Members are minded to refuse planning permission the following grounds are suggested:

- 1 The proposal is considered unacceptable in the absence of a suitable scheme to extend the host dwelling and would therefore be contrary to Policy BE12 of the Unitary Development Plan and in terms of the Supplementary Planning Guidance for the Farnborough Park Conservation Area.

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